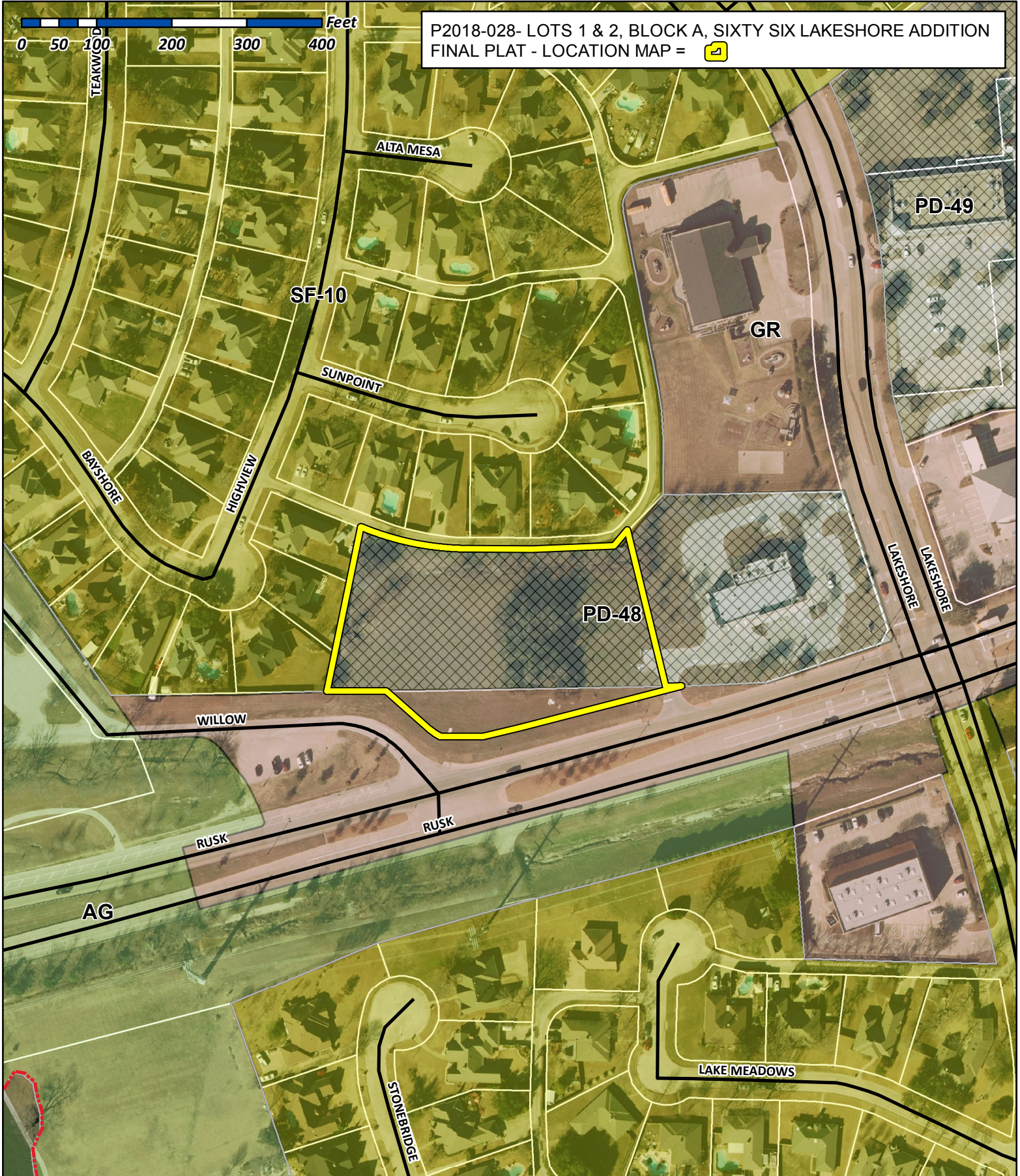




P2018-028- LOTS 1 & 2, BLOCK A, SIXTY SIX LAKESHORE ADDITION  
FINAL PLAT - LOCATION MAP =



# City of Rockwall

Planning & Zoning Department  
385 S. Goliad Street  
Rockwall, Texas 75032  
(P): (972) 771-7745  
(W): www.rockwall.com

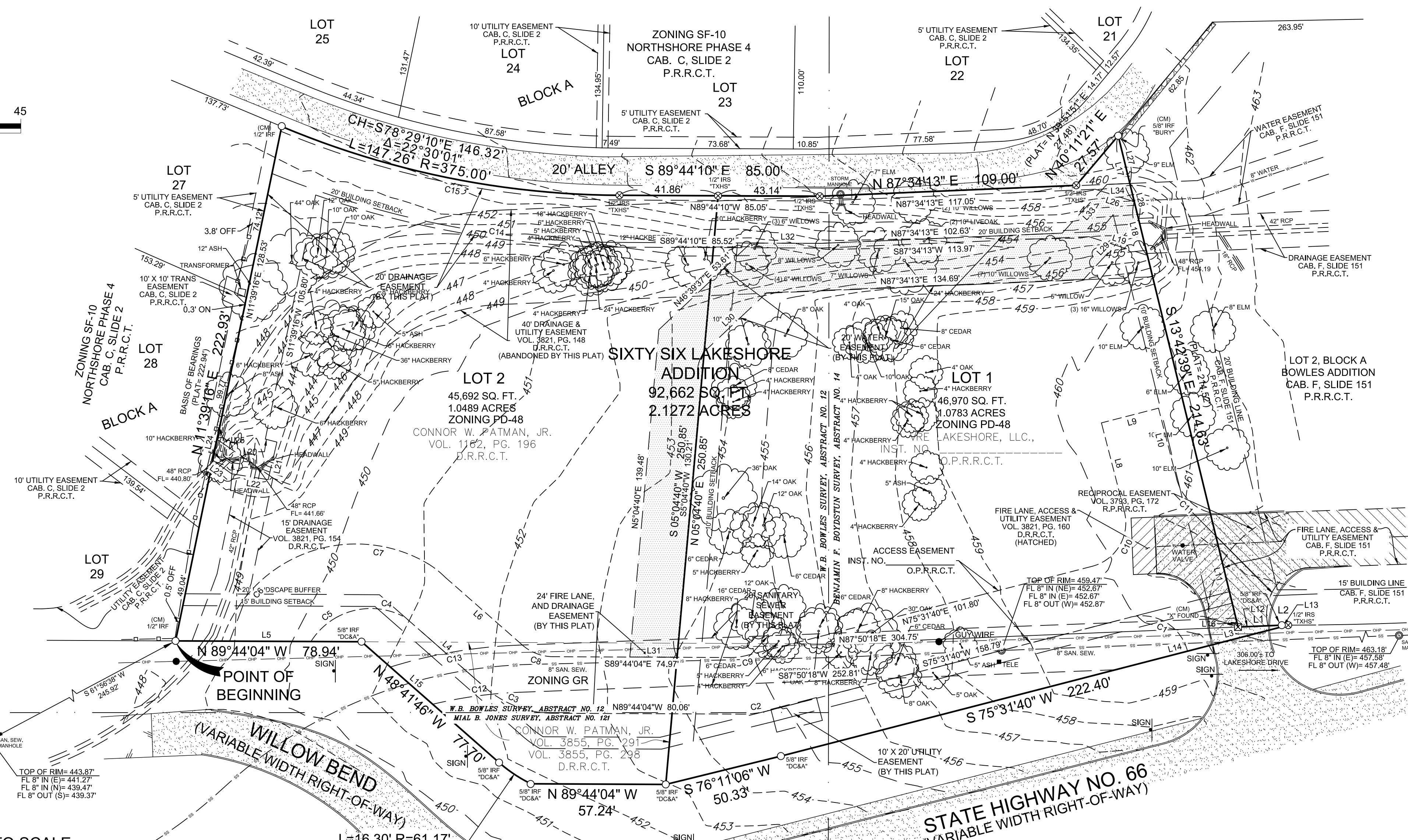
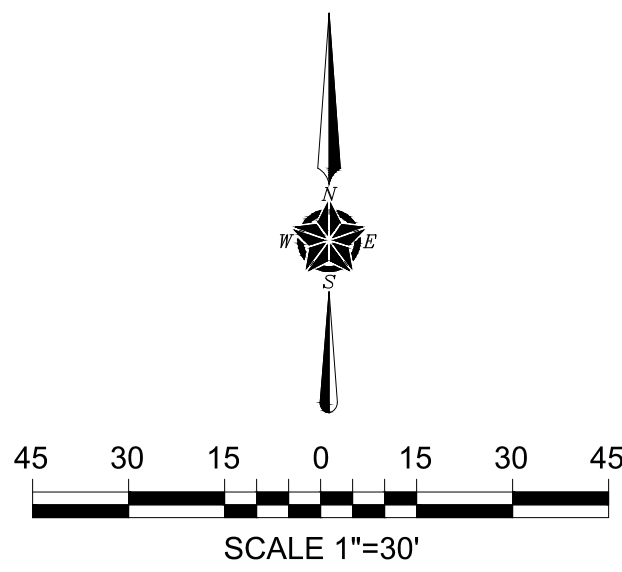
The City of Rockwall GIS maps are continually under development and therefore subject to change without notice. While we endeavor to provide timely and accurate information, we make no guarantees. The City of Rockwall makes no warranty, express or implied, including warranties of merchantability and fitness for a particular purpose. Use of the information is the sole responsibility of the user.



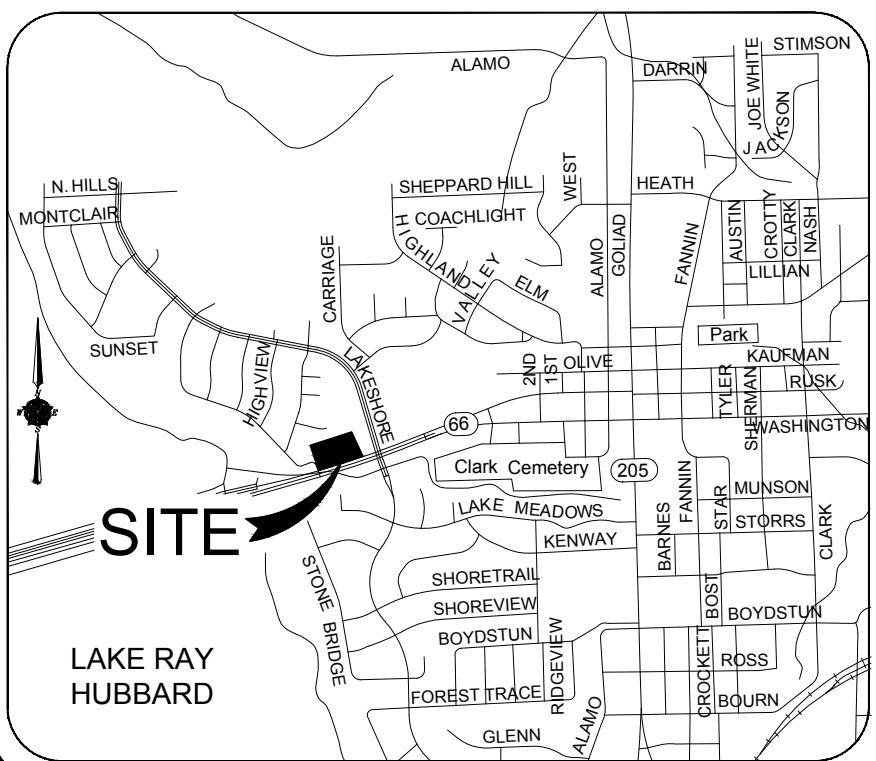








VICINITY MAP - NOT TO SCALE

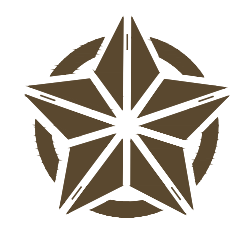


- LEGEND:**
- CM CONTROLLING MONUMENT
  - IRF IRON ROD FOUND
  - IRS IRON ROD SET WITH YELLOW CAP
  - STAMPED "TXHS"
  - VOL., PG. DEED RECORDS, ROCKWALL COUNTY, TEXAS
  - D.R.R.C.T. MAP RECORDS, ROCKWALL COUNTY, TEXAS
  - M.R.R.C.T. INSTRUMENT NUMBER
  - INST. NO. PLANNED DEVELOPMENT
  - PD-48 SINGLE FAMILY RESIDENTIAL (MIN. 10,000 SF)
  - SF-10 GENERAL RETAIL
  - GR
  - IRON ROD FOUND
  - ⊗ IRON ROD SET "TXHS"
  - IRON PIPE FOUND
  - ⊗ "X" FOUND / SET
  - WOOD FENCE
  - CONCRETE PAVING
  - OES OVERHEAD ELECTRIC SERVICE
  - OHP OVERHEAD POWER LINE
  - SS SANITARY SEWER LINE
  - W WATER LINE
  - POWER POLE
  - SSMH SANITARY SEWER MANHOLE COVER
  - STMH STORM SEWER MANHOLE COVER
  - TELE TELEPHONE
  - RCP REINFORCED CONCRETE PIPES

**ENGINEER**  
 EVOLVING CIVIL ENGINEERING  
 420 THROCKMORTON, STE 620  
 FORT WORTH, TEXAS 76102

**OWNER**  
 CONNER W. PATMAN, JR.  
 5 N. BRISA FRESCA DRIVE,  
 SANTA FE, NEW MEXICO, 87506

**OWNER**  
 VRE LAKESHORE, LLC  
 1211 S. WHITE CHAPEL BOULEVARD  
 SOUTHLAKE, TEXAS 76092  
 attn: B. JASON KEEN



**SURVEYOR**  
**TEXAS HERITAGE**  
 SURVEYING, LLC  
 10610 Metric Drive, Suite 124, Dallas, TX 75243  
 Office 214-340-9700 Fax 214-340-9710  
 txheritage.com

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**PRELIMINARY PLAT**  
**SIXTY SIX LAKESHORE ADDITION**  
**LOTS 1 & 2**  
 BEING A TRACT OF LAND SITUATED IN THE W.B. BOWLES SURVEY, ABSTRACT NO. 12, MAIL B. JONES SURVEY, ABSTRACT NO. 121 AND BENJAMIN F. BOYDSTUN SURVEY NO. 14 CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS  
 LOT 1 & 2,  
 92,662 SQUARE FEET / 2.1272 ACRES  
 CASE NO. \_\_\_\_\_



OWNER'S CERTIFICATE:

STATE OF TEXAS  
COUNTY OF ROCKWALL

WHEREAS, Conner W. Patman, Jr. BEING THE OWNER OF TWO TRACTS of land situated in the W.B. Bowles Survey, Abstract No. 12; Benjamin F. Boydston Survey, Abstract No. 14 and Mial B. Jones Survey, Abstract No. 121, City of Rockwall, Rockwall County, Texas, and being a part of the same tract of land conveyed to Connor W. Patman, Jr., by Warranty Deed recorded in Volume 1162, Page 196, Deed Records, Rockwall County, Texas, less those tracts conveyed by Warranty Deeds recorded in Volume 1105, Page 130 and Volume 3793, Page 162, Real Property Records, Rockwall County, Texas, and including those same tracts of land conveyed to Connor W. Patman, Jr., by Quitclaim Deed recorded in Volume 3855, Page 291 and Volume 3855, Page 298, Deed Records, Rockwall County, Texas, and now being a portion of said Patman tracts being conveyed to VRE Lakeshore LLC, by \_\_\_\_\_ Deed recorded in Volume \_\_\_\_\_, Page \_\_\_\_\_, Real Property Records, Rockwall County, Texas, and the overall remainder of said tract being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2 inch iron rod found lying on the northerly right-of-way of Willow Bend (variable with right-of-way), and being the southeasterly corner of Lot 29, Block A, Northshore Phase 4, an addition to the City of Rockwall, recorded Cabinet C, Slide 2, Plat Records, Rockwall County, Texas and also being a southwesterly corner of the remainder of said Patman tract;

THENCE North 11 degrees 39 minutes 16 seconds East, along the westerly line of said Patman tract, common with a easterly line of said Northshore Phase 4, a distance of 222.93 feet to a 1/2 inch iron rod found lying on the southwesterly right-of-way line of a 20 foot alley and lying on a non-tangent curve to the left having a radius of 375.00 feet;

THENCE along said non-tangent curve to the left having a delta angle 22 degrees 30 minutes 01 seconds, a chord that bears South 78 degrees 29 minutes 10 seconds East, a chord distance of 146.32 feet, and an arc length of 147.26 feet to a 1/2 inch iron rod with cap stamped "TXHS" set at the end of said curve;

THENCE South 89 degrees 44 minutes 10 seconds East, along the northerly line of said Patman tract, passing at 41.86 feet to a 1/2 inch iron rod with cap stamped "TXHS" set for the northwesterly corner of said VRE Lakeshore tract, and continuing with a southerly line of said 20 foot alley, a total distance of 85.00 feet to a 1/2 inch iron rod with cap stamped "TXHS" set for corner;

THENCE North 87 degrees 34 minutes 13 seconds East, continuing along a northerly line of said VRE Lakeshore tract, common with a southerly line of said 20 foot alley, a distance of 109.00 feet to a 1/2 inch iron rod with a cap "TXHS" set for corner;

THENCE North 40 degrees 11 minutes 21 seconds East, continuing along a northwesterly line of said VRE Lakeshore tract, common with a southeasterly line of said 20 foot alley, a distance of 27.57 feet to a 5/8 inch iron rod with cap stamped "Bury" and also being the northwesterly corner of Lot 2, Block A, Bowles Addition, an addition to the City of Rockwall, Rockwall County, Texas, recorded in Cabinet F, Slide 151, Plat Records, Rockwall County, Texas;

THENCE South 13 degrees 42 minutes 39 seconds East, along the easterly line of said VRE Lakeshore tract, common with the westerly line of said Lot 2, Block A, a distance of 214.63 feet to a "X" cut in concrete found for corner and also being the southwesterly corner of said Lot 2, Block A;

THENCE North 87 degrees 38 minutes 11 seconds East, along a northerly line of said VRE Lakeshore tract, common with the southerly line of said Lot 2, Block A, a distance of 18.60 feet to a 5/8 inch iron rod with cap stamped "DC&A" found for corner;

THENCE North 89 degrees 55 minutes 14 seconds East, continuing along the northerly line of said VRE Lakeshore tract, common with the southerly line of said Lot 2, Block A, as distance of 2.73 feet to a 1/2 inch iron rod with cap stamped "TXHS" set lying on the northerly right-of-way line of said State Highway No. 66 (variable width right-of-way);

THENCE South 75 degrees 31 minutes 40 seconds West, along a northwesterly right-of-way line of said State Highway No. 66, common with a southeasterly line of said VRE Lakeshore tract, a distance of 222.40 feet to a 5/8 inch iron rod with cap stamped "DC&A" found for corner;

THENCE South 76 degrees 11 minutes 06 seconds West, continuing along a northwesterly right-of-way line of said State Highway No. 66, common with a southeasterly line of said VRE Lakeshore tract, a distance of 50.33 feet to a 5/8 inch iron rod with cap stamped "DC&A" found for corner;

THENCE North 89 degrees 44 minutes 04 seconds West, continuing along the northerly right-of-way line of State Highway No. 66, common with a southerly line of said Patman tract, a distance of 57.24 feet to a 5/8 inch iron rod with cap stamped "DC&A" found for corner and lying on the northwesterly right-of-way line of said Willow Bend and said corner being the beginning of a non-tangent curve to the right having a radius of 61.17 feet;

THENCE along non-tangent curve to the right having a delta angle of 15 degrees 15 minutes 57 seconds, a chord that bears North 56 degrees 18 minutes 37 seconds West, a chord distance of 16.25 feet, and an arc length of 16.30 feet to a 5/8 inch iron rod with cap stamped "DC&A" found at the end of said curve;

THENCE North 48 degrees 41 minutes 46 seconds West, along the northeasterly right-of-way line of said Willow Bend, common with a southwesterly line of said Patman tract, a distance of 77.70 feet to a 5/8 inch iron rod with cap stamped "DC&A" found for corner;

THENCE North 89 degrees 44 minutes 04 seconds West, along the northerly right-of-way line of said Willow Bend, common with a southerly line of said Patman tract, a distance of 78.94 feet to the POINT OF BEGINNING and containing 92,662 square feet or 2.1272 acres of land.

OWNER'S DEDICATION:

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

STATE OF TEXAS  
COUNTY OF ROCKWALL

I the undersigned owner of the land shown on this plat, and designated herein as the SIXTY SIX LAKESHORE ADDITION subdivision to the City of Rockwall, Texas, and whose name is subscribed hereto, hereby dedicate to the use of the public forever all streets, alleys, parks, water courses, drains, easements and public places thereon shown for the purpose and consideration therein expressed. I further certify that all other parties who have a mortgage or lien interest in the SIXTY SIX LAKESHORE ADDITION subdivision have been notified and signed this plat. I understand and do hereby reserve the easement strips shown on this plat for the purposes stated and for the mutual use and accommodation of all utilities desiring to use or using same. I also understand the following;

1. No buildings shall be constructed or placed upon, over, or across the utility easements as described herein.
2. Any public utility shall have the right to remove and keep removed all or part of any buildings, fences, trees, shrubs, or other growths or improvements which in any way endanger or interfere with construction, maintenance or efficiency of their respective system on any of these easement strips; and any public utility shall at all times have the right of ingress or egress to, from and upon the said easement strips for purposes of construction, reconstruction, inspecting, patrolling, maintaining, and either adding to or removing all or part of their respective system without the necessity of, at anytime, procuring the permission of anyone.
3. The City of Rockwall will not be responsible for any claims of any nature resulting from or occasioned by the establishment of grade of streets in the subdivision.
4. The developer and subdivision engineer shall bear total responsibility for storm drain improvements.
5. The developer shall be responsible for the necessary facilities to provide drainage patterns and drainage controls such that properties within the drainage area are not adversely affected by storm drainage from the development.
6. No house dwelling unit, or other structure shall be constructed on any lot in this addition by the owner or any other person until the developer and/or owner has complied with all requirements of the Subdivision Regulations of the City of Rockwall regarding improvements with respect to the entire block on the street or streets on which property abuts, including the actual installation of streets with the required base and paving, curb and gutter, water and sewer, drainage structures, storm structures, storm sewers, and alleys, all according to the specifications of the City of Rockwall; or

Until an escrow deposit, sufficient to pay for the cost of such improvements, as determined by the city's engineer and/or city administrator, computed on a private commercial rate basis, has been made with the city secretary, accompanied by an agreement signed by the developer and/or owner, authorizing the city to make such improvements at prevailing private commercial rates, or have the same made by a contractor and pay for the same out of the escrow deposit, should the developer and/or owner fail or refuse to install the required improvements within the time stated in such written agreement, but in no case shall the City be obligated to make such improvements by making certified requisitions to the city secretary, supported by evidence of work done; or

Until the developer and/or owner files a corporate surety bond with the city secretary in a sum equal to the cost of such improvements for the designated area, guaranteeing the installation thereof within the time stated in the bond, which time shall be fixed by the city council of the City of Rockwall.

I further acknowledge that the dedications and/or exaction's made herein are proportional to the impact of the Subdivision upon the public services required in order that the development will comport with the present and future growth needs of the City; I, my successors and assigns hereby waive any claim, damage or cause of action that I may have as a result of the dedication of exactions made herein.

GENERAL NOTES:

- 1) It shall be the policy of the City of Rockwall to withhold issuing building permits until all streets, water, sewer and storm drainage systems have been accepted by the City. The approval of a plat by the City does not constitute any representation, assurance or guarantee that any building within such plat shall be approved, authorized or permit therefore issued, nor shall such approval constitute any representation, assurance or guarantee by the City of the adequacy and availability for water for personal use and fire protection within such plat, as required under Ordinance 83-54.
- 2) Bearings and elevations are based on NAD83, North American Datum of 1983.
- 3) The purpose of this plat is to create 2 Lots.

\_\_\_\_\_  
Conner W. Patman, Jr., Owner

STATE OF TEXAS  
COUNTY OF ROCKWALL

BEFORE ME, the undersigned authority, on this day personally appeared Conner W. Patman, Jr., Owner known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and considerations therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this \_\_\_\_\_ day of \_\_\_\_\_, 2018.

\_\_\_\_\_  
Notary Signature

VRE Lakeshore, LLC, a Texas limited liability company

\_\_\_\_\_  
B. Jason Keen, Manager, VRE Lakeshore, a Texas limited liability company

STATE OF TEXAS  
COUNTY OF ROCKWALL

BEFORE ME, the undersigned authority, on this day personally appeared B. Jason Keen, Manager, VRE Lakeshore, a Texas limited liability company, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and considerations therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this \_\_\_\_\_ day of \_\_\_\_\_, 2018.

\_\_\_\_\_  
Notary Signature

SURVEYORS CERTIFICATE:

I, Raul D. Reyes, do hereby certify that I prepared this plat from an actual and accurate survey of the land, and that the corner monuments shown thereon were properly placed under my personal supervision.

**PRELIMINARY.** THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSES AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT. (6/13/2018)

Raul D. Reyes, R.P.L.S. No. 5390  
Approved:

I hereby certify that the above and foregoing plat of an addition to the City of Rockwall, Texas, was approved by the City Council of the City of Rockwall on the \_\_\_\_ day of \_\_\_\_\_, 2018.

The approval shall be invalid unless the approved plat for such addition is recorded in the office of the County Clerk of Rockwall County, Texas, within one hundred eight (180) days from said date of final approval.

WITNESS OUR HANDS, this \_\_\_\_ day of \_\_\_\_\_, 2018.

\_\_\_\_\_  
Mayor, City of Rockwall

\_\_\_\_\_  
City Secretary

\_\_\_\_\_  
City Engineer



SURVEYOR  
**TEXAS HERITAGE**  
SURVEYING, LLC  
10610 Metric Drive, Suite 124, Dallas, TX 75243  
Office 214-340-9700 Fax 214-340-9710  
txheritage.com

**PRELIMINARY PLAT**  
**SIXTY SIX LAKESHORE ADDITION**  
**LOTS 1 & 2**  
BEING A TRACT OF LAND SITUATED IN THE  
W.B. BOWLES SURVEY, ABSTRACT NO. 12,  
MAIL B. JONES SURVEY, ABSTRACT NO. 121  
AND BENJAMIN F. BOYDSTUN SURVEY NO. 14  
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS  
LOT 1 & 2,  
92,662 SQUARE FEET / 2.1272 ACRES  
CASE NO. \_\_\_\_\_

ENGINEER  
EVOLVING CIVIL ENGINEERING  
420 THROCKMORTON, STE 620  
FORT WORTH, TEXAS 76102

OWNER  
CONNER W. PATMAN, JR.  
5 N. BRISA FRESCA DRIVE,  
SANTA FE, NEW MEXICO, 87506

OWNER  
VRE LAKESHORE, LLC  
1211 S. WHITE CHAPEL BOULEVARD  
SOUTHLAKE, TEXAS 76092  
attn: B. JASON KEEN

EASEMENT LINE TABLE		
LINE #	LENGTH	DIRECTION
L3	44.16'	S75°31'40"W
L4	43.68'	N48°41'46"W
L5	37.91'	N89°44'04"W
L6	43.68'	S48°41'46"E
L8	38.95'	N14°28'21"W
L9	25.00'	N75°31'39"E
L10	31.02'	S14°28'21"E
L11	49.95'	S13°42'39"E
L12	18.60'	N87°38'11"E
L13	2.73'	N89°55'14"E
L14	75.78'	S75°31'40"W
L15	23.92'	N48°41'46"W
L16	3.89'	S13°42'39"E
L17	28.82'	S13°42'39"E
L18	23.44'	S13°42'39"E
L19	26.03'	N72°17'20"W
L20	5.09'	S76°01'53"E
L21	16.38'	N13°10'51"E
L22	15.72'	N80°55'29"W
L23	10.38'	N54°07'52"W

BOUNDARY LINE TABLE		
LINE #	LENGTH	DIRECTION
L1	18.60'	N87°38'11"E
L2	2.73'	N89°55'14"E

EASEMENT LINE TABLE		
LINE #	LENGTH	DIRECTION
L24	13.85'	N13°10'51"E
L25	0.15'	S76°01'53"E
L26	17.36'	S72°17'20"E
L27	20.84'	S13°42'39"E
L28	15.77'	S13°42'39"E
L29	34.48'	S42°34'13"W
L30	36.43'	S46°39'37"W
L31	20.07'	N89°44'04"W
L32	29.66'	S89°44'10"E
L33	28.07'	N42°34'13"E
L34	9.73'	N87°34'13"E

EASEMENT CURVE TABLE				
CURVE #	LENGTH	RADIUS	DELTA	CHORD
C1	31.42'	20.00'	90°00'00"	N59° 28' 20"W 28.28'
C2	11.32'	44.00'	14°44'16"	S82° 53' 48"W 11.29'
C3	31.52'	44.00'	41°02'18"	N69° 12' 55"W 30.85'
C4	28.35'	30.00'	54°09'06"	N89° 44' 35"E 27.31'
C5	15.91'	30.00'	30°22'52"	S47° 28' 36"W 15.72'
C6	106.95'	60.00'	102°07'50"	N69° 18' 48"E 93.34'
C7	106.95'	60.00'	102°07'50"	N69° 18' 48"E 93.34'
C8	14.33'	20.00'	41°02'18"	S69° 12' 55"E 14.02'
C9	7.46'	29.00'	14°44'16"	N82° 53' 48"E 7.44'
C10	29.85'	19.00'	90°00'01"	N30° 31' 39"E 26.87'
C11	21.12'	20.00'	60°29'50"	S44° 43' 16"E 20.15'
C12	37.54'	190.00'	11°19'13"	S82° 10' 41"W 37.48'
C13	55.30'	210.00'	15°05'13"	N80° 17' 41"E 55.14'
C14	131.34'	397.00'	18°57'17"	N80° 15' 32"W 130.74'
C15	147.66'	377.00'	22°26'26"	S78° 30' 57"E 146.72'

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